

ORDINANCE C-26-03

AN ORDINANCE AMEND CHAPTER 1137 OF THE CODIFIED ORDINANCES TITLED SUPPLEMENTAL ZONING REGULATIONS TO INCLUDE A NEW SECTION FOR MODEL HOMES IN RESIDENTIAL DISTRICTS

WHEREAS, the Department of Public Safety of the City of Grove City, Ohio finds that there is a need to regulate model homes in residential districts that are not currently regulated in the Code; and

WHEREAS, the Department of Public Safety finds that this ordinance will promote the public health, safety and general welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT

SECTION 1. Chapter 1137 is hereby amended to include the following new Section:

1137.18 MODEL HOMES IN RESIDENTIAL DISTRICTS

a) As used in this Section, Model Homes are defined as a residential structure used by a licensed homebuilder/developer, real estate worker or realtor to demonstrate construction, display built-in amenities and color selection charts to prospective homebuyers and to promote sale or lease of housing units. The home may be staffed and furnished.

b) A Certificate of Appropriateness shall be obtained for all Model Homes. To obtain a Certificate Of Appropriateness the following requirements shall be submitted by application to the Building Division in conjunction with the Building Permit Application.

1. Lighting detail.
2. Additions or deletions to parking.
3. Landscape additions or deletions.
4. Zoning restrictions for the property.
5. Hours of operation.
6. Number of employees who will be on site.

c) Additional requirements for Model Homes shall include:

1. The Home must be integrated into the residential character of the neighborhood with external lighting approved on a case-by-case basis. No exterior lighting other than usual customary residential lighting shall be permitted at the model home after 9:00 p.m.
2. The home shall be approved for a limited duration not to exceed five years for models in a new subdivision and not to exceed two years in developed or mature neighborhoods. Extensions of the duration of model homes may be permitted by formal written request submitted to the Zoning Official. The Zoning Official shall consider the same criteria in approving extensions as is prescribed for initial applications.

3. Model Homes shall be identified by no more than one sign in compliance with the Chapter 1145.

A. Model home signage shall be removed when the model is no longer maintained as the original intended use.

B. Model Home signage may only consist of ground signage.

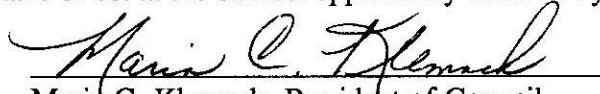
d) Any person whose application for a Certificate of Appropriateness has been denied by the Chief Building and Zoning Official may appeal such decision by filing an appeal with the Planning Commission within 30 days of such denial, and at least 14 days prior to the Planning Commission meeting date at which such appeal shall be heard. The appeal shall be in the form of a "Request for Application to the Planning Commission and Council", which must be fully completed and contain all materials required pursuant to Section 1143.06. The application, with 18 copies, along with a check for \$50.00 (made payable to the City of Grove City) must be submitted to the secretary of the Planning Commission. The appeal shall be treated as an original application for approval pursuant to Chapter 1101.

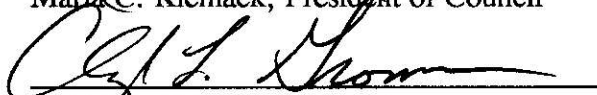
SECTION 2. This Ordinance shall take effect at the earliest opportunity allowed by law.

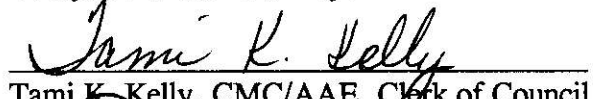
Passed: 4-21-03
Effective: 5-21-03

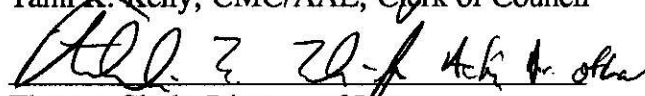
Attest:

I Certify that this ordinance
is correct as to form.


Maria C. Klemack, President of Council


Cheryl L. Grossman, Mayor


Tami K. Kelly, CMC/AAE, Clerk of Council


Thomas Clark, Director of Law